

# **TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Mark A. Kutney, AICP, Development Services Director  
954-797-1101

**SUBJECT:** Site Plan - SP 12-2-01  
Nova Plaza

**AFFECTED DISTRICTS:** District 2

**TITLE OF AGENDA ITEM:** Site Plan approval for Nova Plaza at 7750 Nova Drive/south side of Nova Drive, 300 feet east of University Drive.

## **REPORT IN BRIEF:**

The site plan consists of two (2) proposed buildings. Building 'A' consists of 8,548 square feet and Building 'B' consists of 5,780 square feet. The proposed site consists of 1.6 acres adjacent to residential uses on the south and east property lines. Access to the site is from Nova Drive. The site plan indicates a total of 65 parking spaces, 58 spaces are required per code. A wall is proposed along the south property line and a 40' canal exists along the east property line. A bus lane currently exists along Nova Drive.

The buildings have a mansard roof line with Spanish-S type tile of a red-grey color. The facade is stucco painted yellow with green accent awnings, white sills and trim. The roof line and fascia are carried around all four sides of the individual buildings. A scored band is proposed around the elevations not facing the interior of the site or the adjacent road right-of-way where windows and other architectural treatments are proposed. Classical columns are used as accent features at the entrances. Windows are provided on the north and east elevations of Building 'A' and the north, west, south, and east elevations of Building 'B'.

The site provides an undulating landscape buffer along Nova Drive. Plant material for this buffer include Live Oaks, Red Maple, Mahogany, and Bald Cypress. Plant material is also provided along the canal bank. This plant material consists of Sabal Palms and Live Oaks. Plant material is also provided along the south property line to provide additional buffering for the apartments to the south.

**PREVIOUS ACTIONS:** None.

**CONCURRENCES:** The Site Plan Committee voted to approve SP 12-2-01, on March 12, 2002 (motion passed 4-1, Chair Evans dissenting).

**FISCAL IMPACT:** N/A

**RECOMMENDATION(S):** Staff recommends approval, of the application SP 12-2-01 subject to the following conditions prior to the issuance of a building permit:

1. Provide a rear wall height of 8' adjacent to residential uses on the south.
2. Label the buildings as either 'A' or 'B' on the site plan.

**Attachment(s):** Staff report, land use map, subject site map, aerial, site plans

Application #: SP 12-2-01  
Nova Plaza

Revisions: 2/27/02..3/6/02  
Original Report Date: 2/14/02

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**TOWN OF DAVIE**  
**Development Services Department**  
**Planning & Zoning Division Staff**  
**Report and Recommendation**

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**APPLICANT INFORMATION**

**Owner:**

**Name:** Bill Cuthbertson  
**Address:** 17201 NW 9th Street  
**City:** Plantation, FL 33317

**Agent:**

**Name:** Associated Engineers  
**Address:** 5450 Griffin Road  
**City:** Davie, FL 33314  
**Phone:** (954) 584-6880

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**BACKGROUND INFORMATION**

**Application History:** This item was tabled at the February 22, 2002 Site Plan Committee meeting to the March 12, 2002 meeting.

**Application Request:** Site plan approval.

**Address/Location:** 7750 Nova Drive/south side of Nova Drive, 300 feet east of University Drive.

**Future Land Use Plan Designation:** Commercial

**Zoning:** B-2, Community Business District

**Existing Use:** Vacant Land

**Proposed Use:** Two (2) single-story office buildings

**Parcel Size:** 1.626 acres (70,838 sq.ft.)

| <b><u>Surrounding Uses:</u></b> |  | <b><u>Surrounding Land</u></b>      |
|---------------------------------|--|-------------------------------------|
|                                 |  | <b><u>Use Plan Designation:</u></b> |
| <b>North:</b>                   | Commercial, Shopping Center, The Tower Shops | Commercial                          |
| <b>South:</b>                   | Residential, Poinciana Lakes                 | Residential 16                      |
| <b>East:</b>                    | Residential, Nova Hills - Villas             | Residential 10                      |
| <b>West:</b>                    | Commercial, Shell Gas Station                | Commercial                          |

**Surrounding Zoning:**

|               |  |
|---------------|--|
| <b>North:</b> | B-3, Planned Business Center                 |
| <b>South:</b> | RM-16, Medium-High Density Dwelling District |
| <b>East:</b>  | RM-10, Medium Density Dwelling District      |
| <b>West:</b>  | B-2, Community Business District             |

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**ZONING HISTORY**

**Related Zoning History:** The property was zoned B-2, Community Business District prior to the 1989 plat approval.

**Previous Request on same property:** The plat for this project, the University - Nova Plat, (recorded in Plat Book 148, page 23) was approved on September 6, 1989. Parcel A has a plat note restriction for single-story commercial use.

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**APPLICATION DETAILS**

**Development Details:**

The Applicant's SUBMISSION indicated the following:

1. *Site:* The proposed site consists of 1.6 acres adjacent to residential uses on the south and east property lines. A wall is proposed along the south property line and a 40' canal exists along the east property line. A bus lane currently exists along Nova Drive and the applicant has worked with Broward County Transit to coordinate both the bus turn out lane and access to the site to avoid potential conflict.
2. *Building:* The site plan consists of two (2) proposed buildings. Building 'A' consists of 8,548 square feet and Building 'B' consists of 5,780 square feet. The buildings have a mansard roof line with Spanish-S type tile of a red-grey color. The facade is stucco painted yellow with green accent awnings, white sills and trim. The roof line and fascia are carried around all four sides of the individual buildings. A scored band is proposed around the elevations not facing the interior of the site or the adjacent road right-of-way where windows and other architectural treatments are proposed. Classical columns are used as accent features at the entrances. Windows are provided on the north and east elevations of Building 'A' and the north, west, south, and east elevations of Building 'B'.
3. *Access and Parking:* Access to the site is from Nova Drive. The site plan indicates a total of 65 parking spaces, 58 spaces are required per code.
4. *Landscaping:* The site provides an undulating landscape buffer along Nova Drive. Plant material for this buffer include Live Oaks, Red Maple, Mahogany, and Bald Cypress. Plant material is also provided along the canal bank. This plant material consists of Sabal Palms and Live Oaks. Plant material is also provided along the south property line to provide additional buffering for the apartments to the south.

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### **Summary of Significant Development Review Agency Comments**

The Central Broward Water Control District has reviewed the plans and approved a six (6) foot encroachment into the canal maintenance easement to provide parking, a hedge and to retain two (2) of the existing canopy trees.

The Engineering Department has reviewed the plans and have no additional comments.

The applicant has submitted a vacation of a utility easement application (VA 12-1-01). This application was approved by the Planning and Zoning Board on February 13, 2002 and Town Council on March 3, 2002.

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### **Applicable Codes and Ordinances**

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

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### **Comprehensive Plan Considerations**

**Planning Area:** The subject property falls within Planning Area 8. This Planning Area is the “heart of Davie” and is the most diverse, characterized by older, small-scale commercial development, older single-family residential neighborhoods, and newer, large-scale multi-family residential developments that serve the rapidly growing South Florida Education Center (SFEC). The SFEC includes Nova Southeastern University, Florida Atlantic University, Broward Community College, Florida International University, and McFatter Vocational School, among others. The planning area also encompasses the downtown Davie Business District, where western-theme architecture is required; the Davie Town Hall and Rodeo Arena, two large Mobile home communities, and industrial land.

**Broward County Land Use Plan:** The subject site falls within Flexibility Zone 99.

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### **Staff Analysis and Findings of Fact**

The proposed site plan meets all the applicable codes and ordinances of the Town of Davie. The following items, listed under staff recommendations, are required to be corrected and/or revised prior to final site plan approval by staff and the issuance of any development permits.

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### **Staff Recommendation**

**Recommendation:** Based upon the above, staff recommends **approval**, of the application SP 12-2-01 subject to the following conditions prior to the issuance of a building permit:

1. Provide a rear wall height of 8’ adjacent to residential uses on the south.
  2. Label the buildings as either ‘A’ or ‘B’ on the site plan.
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### **Site Plan Committee**

The Site Plan Committee voted to table the item to the March 12, 2002 meeting. Motion carried 4-0, Mr. Aucamp absent.

The Site Plan Committee voted to approve SP 12-2-01, subject to the planning report on March 12, 2002. Motion carried 4-1, Chair Evans dissenting.

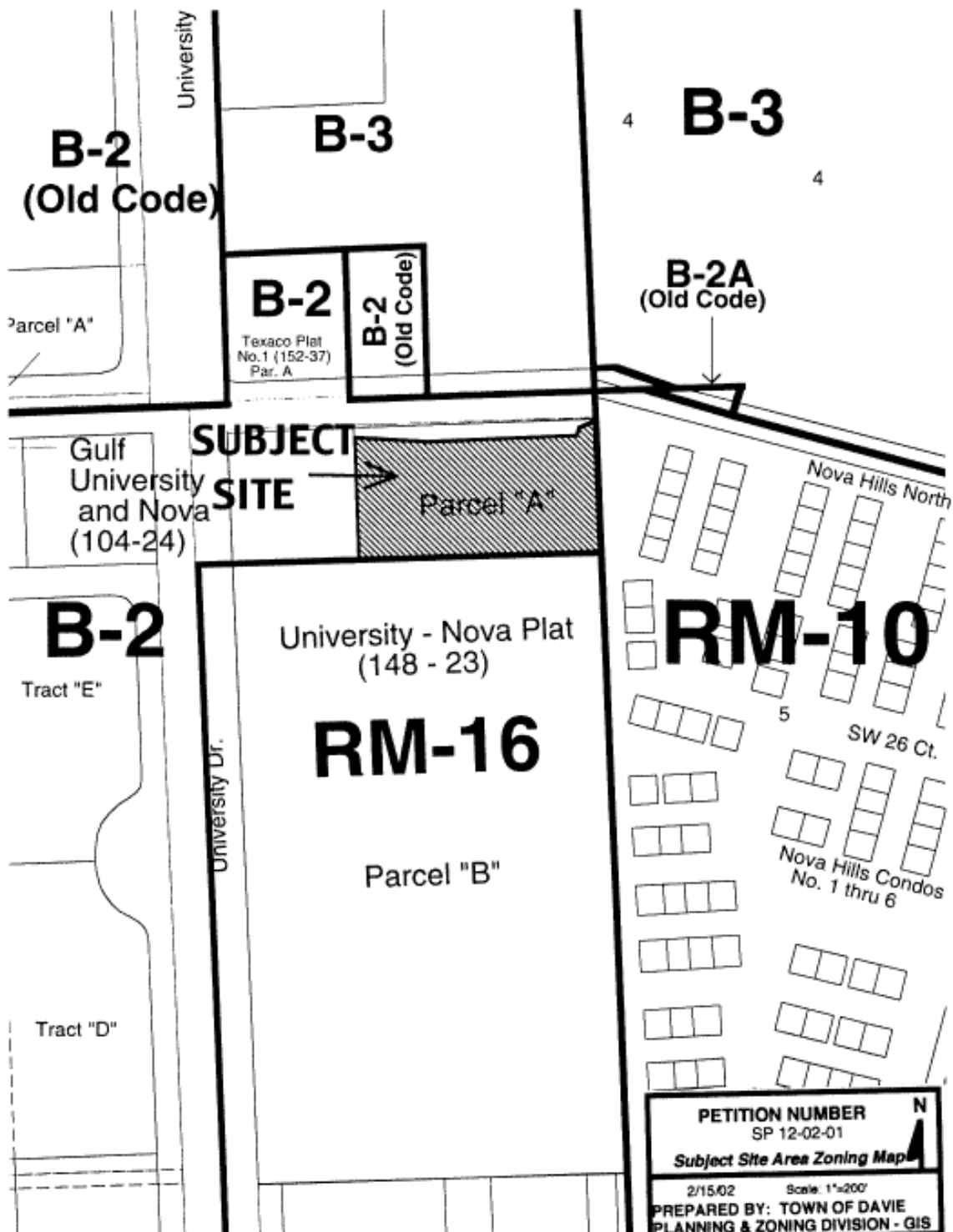
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### **Exhibits**

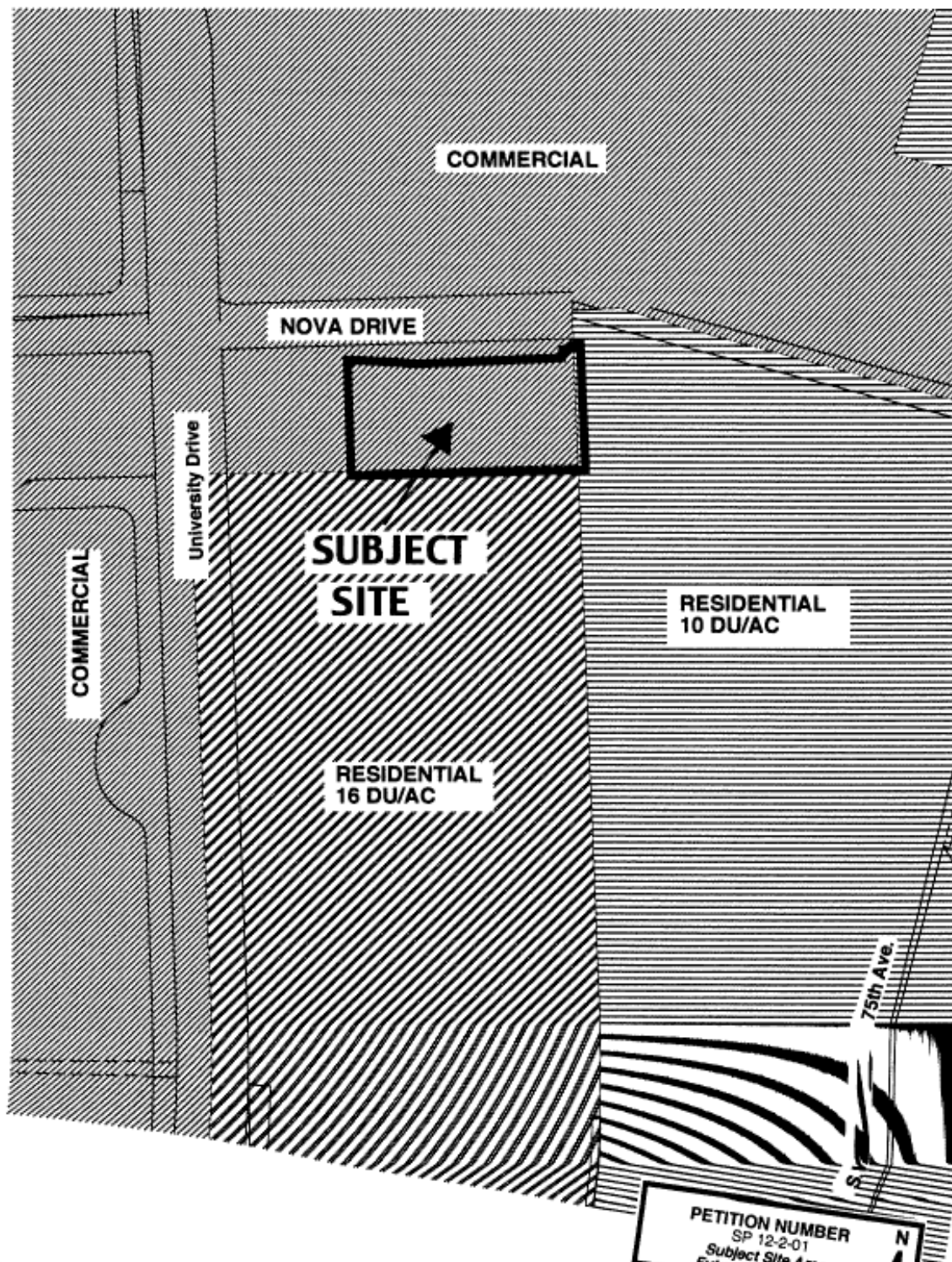
Site Plan, Subject Site Map, Land Use Map, Aerial

Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_







PETITION NUMBER  
SP 12-2-01  
Subject Site Area  
Future Land Use Plan  
2/15/02  
Scale: 1"=200'  
PREPARED BY: TOWN OF DAVIE  
PLANNING & ZONING DIVISION - GIS



N  
↑  
DATE FLOWN  
JANUARY 1998  
SCALE: NTS  
SP 12-2-01  
PREPARED BY: TOWN OF DAVIE  
PLANNING & ZONING DIVISION - GIB